

## WARRANTY DEED

STATE OF MISSISSIPPI

THIS INSTRUMENT WAS PREPARED BY

JUL 1 4 02 PM '94

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BK 272 PG 744  
W.E. DAVIS, CLK.  
By: P. Stankay, sc

THIS INDENTURE, made and entered into as of the 28th day of June, 1994 by and between

John R. Knichel, an unmarried man, and Cynthia T. Carroll, a married woman  
, joined by her husband, Stan Carroll (Cynthia T. Carroll f/k/a Cynthia T. Knichel)  
hereinafter referred to as Grantor, and

Richard D. Sumner and Bettie S. Sumner, husband and wife, as tenants by  
the entirety with full rights of survivorship ,

hereinafter referred to as Grantee.

**WITNESSETH:** That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Desoto, State of Mississippi:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

1994 County Taxes which are not yet due and payable; subject to all applicable building restrictions, restrictive covenants and easements of record in Plat Book 28, Pages 14-15, in the Chancery Clerk's Office of Desoto County, Mississippi.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Cynthia T. Carroll  
Cynthia T. Carroll

John R. Knichel  
John R. Knichel  
Stan Carroll  
Stan Carroll

## INDIVIDUAL

STATE OF TENNESSEE )  
COUNTY OF Shelby )

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, John R. Knichel, an unmarried man, and Cynthia T. Carroll, a married woman  
the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.  
Witness my hand, at office, this 28th day of June, 1994.

Derrick E. Mink S  
Notary Public

Commission Expiration: 10-21-97

6-27-94  
F

STATE OF TENNESSEE  
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Stan Carroll, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 1994.

Carol Tuter  
Notary Public

My Commission expires:

2-26-97

STATE OF TENNESSEE )  
COUNTY OF Shelby )

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **\$121,300.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard D. Sumner  
Affiant

Subscribed and sworn to before me this 28th day of June, 1994.

Derrick E. Mink  
Notary Public

Commission Expiration: 10-21-97

RETURN TO:

Mid-America Title Agency, Inc.  
993 Cordova Station Avenue  
Cordova, Tennessee 38018

SEND TAX BILLS TO:

Sears Federal Credit Union  
5119 Summer Avenue  
Memphis, TN 38122

PROPERTY ADDRESS:

5285 Cohay Road  
Horn Lake, MS 38637

MAP PARCEL NUMBER  
2081-0213.0-00089.00

EXHIBIT "A"  
TO WARRANTY DEED  
(LEGAL DESCRIPTION)

Lot 89, Section H in Church Road Estates Subdivision in the northwest quarter of the southwest quarter of Section 2, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 28, Pages 14-15, in the Chancery Clerk's Office of Desoto County, Mississippi, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to John R. Knichel and wife, Cynthia T. Knichel, from Churchwood Development Corporation, by deed dated April 4, 1988, recorded April 11, 1988 in Deed Book 203, Page 387, in said Chancery Clerk's Office.

R.O.L.

B.S.S.